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73-58

WARRANTY DEED
002426

KNOW ALL MEN BY THESE PRESENTS, THAT I, James A. McBrady, of Falmouth, County of Cumberland and State of Maine,

in consideration of One Dollar and other valuable consideration paid by Bizier Construction, Inc. A Maine Business Corporation

whose mailing address is c/o Warren Poulin, Esq.
P.O. Box 8070
Winslow, Maine 04901

**TRANSFER
TAX
PAID**

the receipt whereof We hereby acknowledge, **GIVE, GRANT, BARGAIN, SELL AND CONVEY** unto the said Bizier Construction, Inc. its successors and assigns forever,

A certain lot or parcel of land situated in the Town of Waterville, located on Pleasant Hill Drive, in the County of Kennebec, and State of Maine, bounded and described as follows:

Beginning at an iron pin marking the Southwesterly corner of Lot 3; thence heading N 29 Degrees 45'59"E 148.05' (One hundred forty-eight and five one hundredths feet) along Lot 2 to an iron pin marking the Northwesterly corner of said Lot 3; thence heading S 60 Degrees 10'53"E 20.00' (Twenty and no one hundredths feet) along land owned by Alden Hale Finnimore to a pin on the Northerly line of said Lot 3; thence heading S 60 Degrees 14'01"E 179.37' (One hundred seventy-nine and thirty-seven one hundredths feet) along land owned by Horace Marcoux to an iron pin marking the Northeasterly corner of said Lot 3; thence heading S 29 Degrees 45'59"W 189.89' (One hundred eighty-nine and eighty-nine one hundredths feet) along Lot 4 to an iron pin marking the Southeasterly corner of said Lot 3; thence heading along curved Pleasant Hill Drive right-of-way 51.12' (Fifty-one and twelve one hundredths feet) to an iron pin marking point of tangency of reverse curve on curved Southerly line of said Lot 3. Curve radius 325.00' (Three hundred twenty-five and no one hundredths feet) on property line. Thence heading along curved Pleasant Hill Drive right-of-way 155.09' (One hundred fifty-five and nine one hundredths feet) to beginning point. Curve radius 300.00' (Three hundred and no one hundredths feet) along property line.

Lot 3 is subject to an easement to Central Maine Power 50.00' (Fifty and no one hundredths feet) wide beginning on the Easterly line and running parallel with the Northerly line to the Westerly line, recorded at the Kennebec Registry of Deeds, Book 1540, Page 197, also as shown on a Subdivision Plan titled Ridge Road Development Final Plat.

The above description meaning and intending to describe said Lot 3 as per recorded Subdivision Plan entitled Ridge Road Development and recorded June 22, 1977 in the Kennebec Registry of Deeds File Number D-7641-15 as revised by Plan recorded in Kennebec County Registry of Deeds, File Number D-77074.

This conveyance is also subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

This conveyance is also made subject to all easements, rights of way and zoning restrictions of record.

By acceptance of this deed, the Grantee agrees to be responsible for and to pay Waterville Real Estate Taxes and other assessments to the record owner as of April 1, 1989 and thereafter.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with the privileges and appurtenances thereof, to the said Bizier Construction, Inc. its successors and assigns, to them and their use and behoof forever,

AND I do covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises, that the premises are free of all encumbrances except as aforesaid, and that I have good right to sell and convey the same to the said Grantee to hold as aforesaid and that I and My heirs shall and will Warrant and Defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS THEREOF, I, the said James A. McBrady, in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 31st day of the month of January, A.D. 1990

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

WITNESS

James A. McBrady
JAMES A. MCBRADY

STATE OF MAINE
COUNTY OF CUMBERLAND

January 31, 1990

Then personally appeared the above named James A. McBrady acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law
(Typed name of person taking acknowledgment)
Richard G. Corvizza, Esq.

RECEIVED KENNEBEC SS.

1990 FEB -7 AM 9:00

WITNESS: *James A. McBrady*